



General Assembly

February Session, 2014

***Raised Bill No. 5419***

LCO No. 1794



Referred to Committee on ENVIRONMENT

Introduced by:  
(ENV)

***AN ACT CONCERNING THE PRESERVATION OF THE SAVIN FARM  
IN LEBANON.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (NEW) (*Effective from passage*) (a) Notwithstanding any  
2       provision of the general statutes, the property that is known as the  
3       "Savin Farm" and located in the town of Lebanon shall be preserved.  
4       The Commissioner of Agriculture shall acquire a property survey of  
5       said property conforming to a Class A-2 horizontal survey.

6       (b) The Commissioner of Agriculture shall grant to a nonprofit  
7       organization, as defined in Section 501(c)(3) of the Internal Revenue  
8       Code of 1986, or any subsequent corresponding Internal Revenue Code  
9       of the United States, as amended from time to time, a permanent  
10      conservation easement on the Savin Farm based upon such Class A-2  
11      survey. The mission of any such nonprofit organization shall include,  
12      but need not be limited to, the protection of agricultural lands for  
13      agricultural use. Such permanent conservation easement shall provide  
14      for the conservation of said farm for agricultural use and shall allow  
15      for the lease, permit or license by the Commissioner of Agriculture of

16 any portion of said farm to one or more persons or entities for the  
17 purpose of engaging in agriculture, as defined in section 1-1 of the  
18 general statutes. Such permanent conservation easement shall be  
19 subject to the review and approval of the State Properties Review  
20 Board. The State Properties Review Board shall complete a review of  
21 such permanent conservation easement not later than thirty days after  
22 receipt of a proposed permanent conservation easement from the  
23 Commissioner of Agriculture.

24 (c) The Commissioner of Agriculture may lease, permit or license all  
25 or part of said property to one or more persons for the purpose of  
26 engaging in agriculture, as defined in section 1-1 of the general  
27 statutes. Any such lease, permit or license shall be for a period not to  
28 exceed fifteen years and shall contain, as a condition thereof,  
29 compliance with the provisions of the permanent conservation  
30 easement granted pursuant to subsection (b) of this section. Any such  
31 lease, permit or license may be renewed for a period not to exceed  
32 fifteen years. Any property leased, permitted or licensed pursuant to  
33 this subsection shall be exempt from taxation by the municipality in  
34 which said property is located. The assessed valuation of said property  
35 shall be included in the assessed valuation of state-owned land and  
36 buildings for purposes of determining the state's grant in lieu of taxes  
37 pursuant to the provisions of section 12-19a of the general statutes.  
38 Any such lease, permit or license shall be subject to the review and  
39 approval of the State Properties Review Board. The State Properties  
40 Review Board shall complete a review of each lease, permit or license  
41 not later than thirty days after receipt of a proposed lease, permit or  
42 license from the Commissioner of Agriculture.

43 (d) Any permanent conservation easement pursuant to subsection  
44 (b) of this section shall provide that all agricultural activities conducted  
45 on said property shall be conducted in accordance with a conservation  
46 plan prepared by the United States Department of Agriculture,  
47 Natural Resources Conservation Service, and approved by the  
48 Commissioner of Agriculture. Such conservation plan shall be updated

49 periodically and whenever the nature of any agricultural operation on  
50 said property changes. Such plan shall provide for management of said  
51 farm in a manner that: (1) Is consistent with generally accepted  
52 agricultural practices, including, but not limited to, practices identified  
53 by the Natural Resources Conservation Service Field Office Technical  
54 Guide, and (2) is consistent with the protection of the agricultural and  
55 conservation values of said property.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

***Statement of Purpose:***

To preserve the Savin Farm in Lebanon.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*